

City of Sugar Hill
Planning Staff Report
TCO Design Review 21-001

DATE: April 29, 2021
TO: Mayor and City Council, Design Review Board
FROM: Planning Director *KA*
SUBJECT: Town Center Overlay District (TCO) design review
Archon Homes LLC – 4868 First Avenue

RECOMMENDED ACTION

Approve site plan and elevations in material and architectural detail with the following conditions:

1. Except where noted herein, the exterior materials and architectural detail of each building façade shall substantially resemble the elevations attached as Exhibit 1. Each building shall alternate primary building materials as noted on the sample board attached as Exhibit 2.
2. When columns are used, the neck of each column shall align with the face of the supported beam/fascia/architrave. Cap or trim may extend beyond the supported beam/fascia/architrave.
3. Quoins, pilasters, columns and similar features may be used to satisfy the “no material change at outside corner” requirement.

REQUEST The City of Sugar Hill has received an application from Archon Homes LLC, John Slappey requesting design review approval for the construction for a 5-unit townhome residential structure. The property is located within the TCO and is currently vacant, the existing structures will be removed. Relief from section 406 restrictions for an attached or two-family dwelling particularly associated with recessed front entry garages and material change at outside corners.

DISCUSSION

- Subject property lies within the TCO and requires design review approval for the proposed improvements.
- The application adequately addresses the overlay design standards.
- The general design, character and scale of the building are consistent with the Town Center Overlay design standards.
- As proposed the site plan does not qualify for the 12 unit / acre maximum density calculation. Should the applicant successfully modify their plan to show the homes fronting First Avenue instead of oriented with the side to First Avenue and provide at least two on-street parking spaces with enough room to accommodate a sidewalk they could qualify for the bonus density allowance. However, the shape, size and presence of easements are likely restricting their options to redesign the site plan.

BACKGROUND

APPLICANT/OWNER: Archon Homes LLC, John Slappey

EXISTING ZONING: Residential Multi-Family District (RM)

REQUEST: Design Review approval for the construction of a 4-unit townhome.

PROPERTY SIZE: ± .58 acres

LOCATION: 4868 First Avenue

DESIGN REVIEW CRITERIA

1. *Is the proposed project consistent with the adopted design guidelines for the type of development, and/or the proposed use?*

Yes. The proposed exterior improvements conform to the guidelines paint color and material in the TCO district. Given the site context, the submitted plans are sufficiently adherent to the design guidelines.

2. *Is the proposed project consistent and compatible with the nature and character of the surrounding areas?*

Yes. The surrounding area is developed with older and newer properties. This proposal with recognition of the design standards of the Town Center Overlay will continue the trend of upgrades in the area.

3. *Are the site design, landscaping, general design, character, arrangement and scale of buildings, texture, materials and colors of the project similar to or compatible with features or structures in the area.*

Yes. The proposed improvements will enhance the visual appeal of the property and remain consistent with the surrounding homes. The application addresses architectural features, color selection, massing and scale adequately.

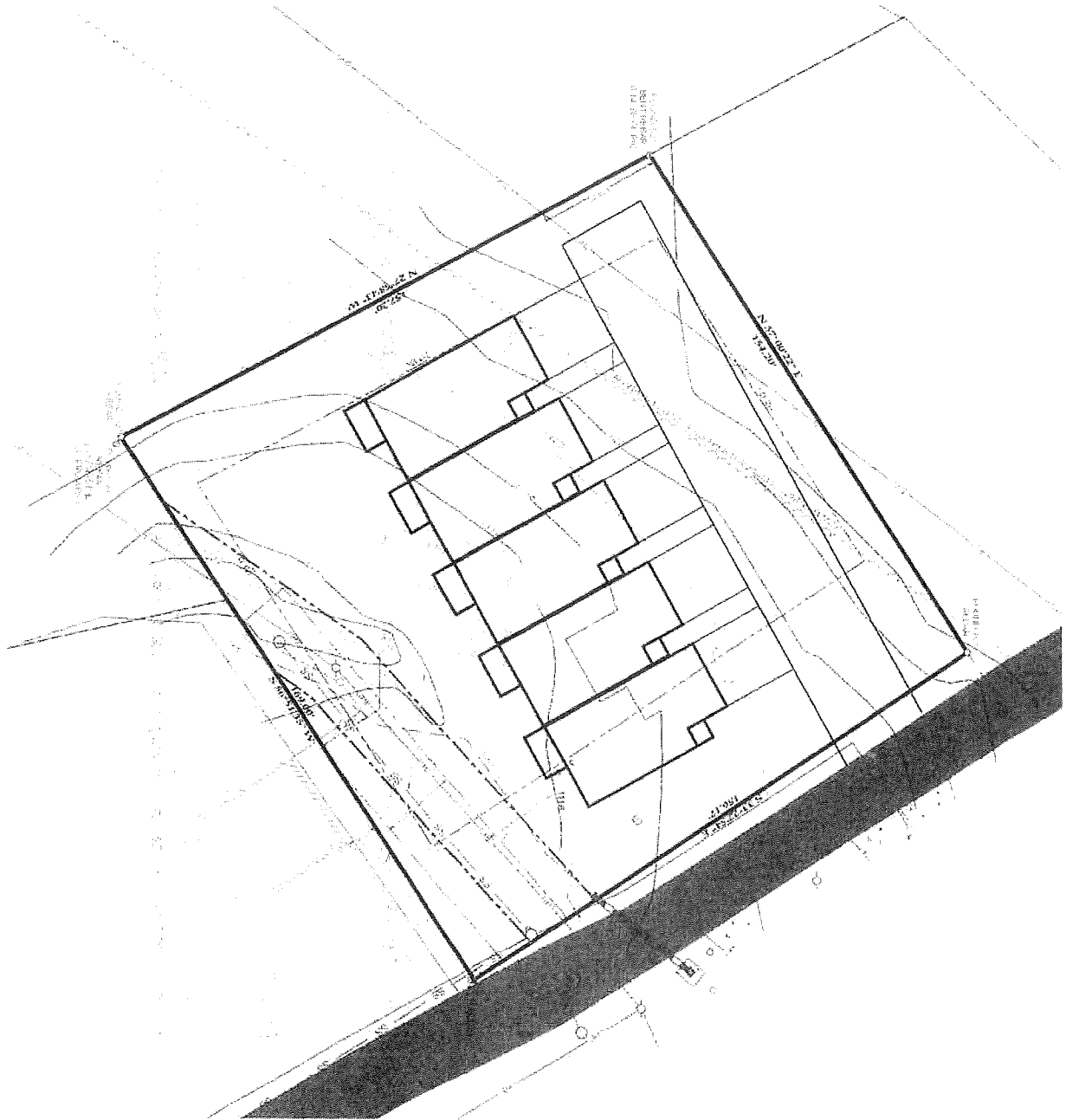
4. *Will the interior arrangement or use have any effect on exterior architectural features and otherwise complies with the standards of this ordinance?*

No adverse impacts. The interior arrangements do not have an effect on the exterior architectural features and does comply.

5. *Does the project contribute or resemble the following criteria for considering a design inappropriate? Character foreign to the area / Arresting and spectacular effects / Violent contrasts of material or color, or intense or lurid colors / A multiplicity or incongruity of details resulting in a restless and disturbing appearance / The absence of unity and coherence in composition not in consonance with the density and character of the present structure or surrounding area.*

No. There are three newer duplexes nearby on First Avenue. This townhome, developed appropriately should be consistent with the area and continue the trend of redevelopment on First Avenue in a positive way.

Site Plan



Letter of Intent

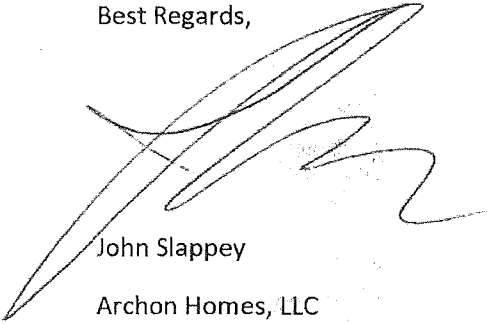
Archon Homes, LLC
2160 Morningside Drive
Suite 250
Buford, GA 30518

1/14/21

To City of Sugar Hill,

This is the letter of intent for a proposed 5 unit attached residential housing project located at 4868 First Ave, Sugar Hill, GA 30518 (Parcel R7292 048). All existing structures shall be removed and we shall construct the site as attached. Please let me know if you have any questions.

Best Regards,



John Slappey

Archon Homes, LLC
www.myarchonhome.com

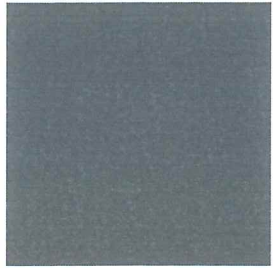
770-616-9774 Direct



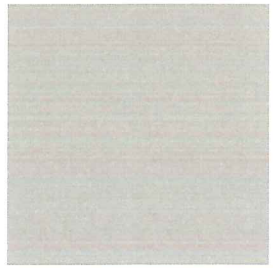
FRONT ELEVATION
SCALE 1/4" = 1'-0"

Exhibit 1

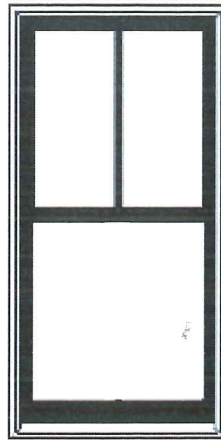
SW ROYCROFT PEWTER
ACCENT COLOR



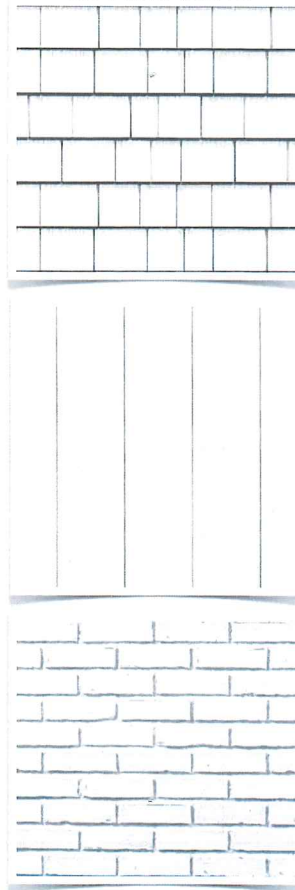
SW ROYCROFT MIST GRAY
ACCENT COLOR



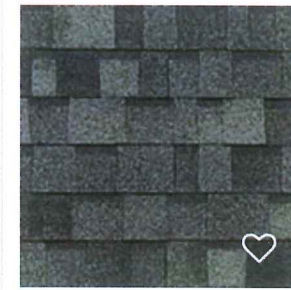
CONTRASTING WINDOW
COLOR



ALTERNATING FRONT
SIDING MATERIALS
IN
SW PURE WHITE



SHINGLE AND METAL
ROOF COLORS



Estate Gray

Exhibit 2